012.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,057,800 / 1,057,800
					USE VALUE:	1,057,800 / 1,057,800
					ASSESSED:	1,057,800 / 1,057,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BYRNE KEVIN J/LINDA C
Owner 2:	
Owner 3:	
Street 1:	24 PONDVIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BYRNE KEVIN J/LINDA C -
Owner 2:	PRESTON MURIEL/LIFE EST -
Street 1:	24 PONDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,573 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 4211 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5573.000	583,400	4,600	469,800	1,057,800
Total Card	0.128	583,400	4,600	469,800	1,057,800
Total Parcel	0.128	583,400	4,600	469,800	1,057,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 251.21 | /Parcel: 251.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	583,400	4600	5,573.	469,800	1,057,800	1,057,800	Year End Roll	12/18/2019
2019	104	FV	470,600	4600	5,573.	645,900	1,121,100	1,121,100	Year End Roll	1/3/2019
2018	104	FV	465,900	4600	5,573.	411,000	881,500	881,500	Year End Roll	12/20/2017

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1184

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE KEVIN J/L	50356-275		11/16/2007	Family	1	No	No		
PRESTON EDWARD/	46675-150		12/16/2005	Family	1	No	No		
PRESTON EDWARD	32054-60		11/17/2000	Family	1	No	No		Muriel Preston released Life Estate 12/14/200
PRESTON EDWARD	22292-143		8/13/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2013	473	Solar Pa	13,248	C				
8/28/2006	720	Dormers	75,000			G8	GR FY08	3RD FLR DRMR W/BTH
1/27/2006	53	Manual	2,000					repace main beam i

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Inspected	BS	Barbara S
12/19/2017	MEAS&NOTICE	BS	Barbara S

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5573		Sq. Ft.	Site		0	80.	1.05	1									469,750						469,800	

Total AC/HA: 0.12794 | Total SF/SM: 5573 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 469,750 | Spl Credit | Total: 469,800

USER DEFINED

User Acct	9421
GIS Ref	
GIS Ref	
Insp Date	01/20/18
!1184!	

PRINT

Date	Time
12/10/20	16:51:00

LAST REV

Date	Time
08/21/19	09:48:04
apro	

Prior Id # 1:	9421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92814565
Const Adj.:	0.98990101
Adj $ / SQ:	156.191
Other Features:	119543
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	792616
Depreciation:	209251
Depreciated Total:	583365

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

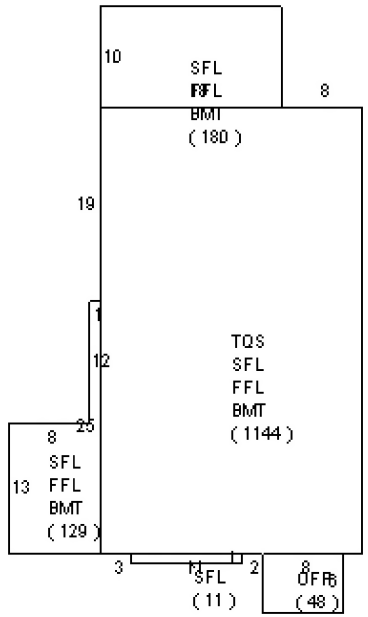
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,464	156.190	228,664
BMT	Basement	1,453	55.990	81,360
FFL	First Floor	1,453	156.190	226,946
TQS	3/4 Story	858	156.190	134,012
OFP	Open Porch	48	43.560	2,091

Net Sketched Area:	5,276	Total:	673,073
Size Ad	3775	Gross Are	5562	FinArea	4211
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.19
Special Features:	0	Val/Su Net:	110.58
Final Total:	583400	Val/Su SzAd	154.54

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1923	22.31	T	40	104			4,600			4,600
2	Frame Shed	D	Y	1	7X18	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600